



\$6,260,870

5.75% CAP RATE

**20328 TEMESCAL CANYON RD
CORONA, CA 92881**



Long-Term Absolute NNN Sale-Leaseback | Brand-New 25-Year Lease | Zero Landlord Responsibilities
Prime Location Along Temescal Canyon Rd in South Corona | Positioned Within the Expanding Inland
Empire MSA | Brand New Tommy's Express Car Wash Prototype

Marcus & Millichap
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WHY INVEST?



Prime Corona Location | High-Visibility Site Along Temescal Canyon Road | Immediate Access to I-15

- **Strategically Positioned** in the Heart of South Corona, Offering Exceptional Visibility, Convenient Ingress/Egress, and Steady Daily Traffic Flow Connecting to Interstate 15 and Cajalco Road
- **Freestanding Tommy's Express Car Wash** On a ±1.38-Acre Parcel, Featuring a Modern Tunnel Design, Dual Pay Stations, and an Efficient Site Layout Optimized for High-Volume, Quick-Turn Service
- **Surrounded By Established Residential Neighborhoods, Schools, and Major Retail Anchors** Including Walmart Supercenter, Home Depot, LA Fitness, and Stater Bros.—Drawing Consistent Traffic from Local Residents and Commuters
- **Established Customer Base** Along Temescal Canyon Road and I-15, Robust Household Growth in the South Corona Corridor, Ensuring Long-Term Stability and Sustained Wash Volume



New 25-Year Absolute NNN Lease | Long-Term Passive Income and Zero Landlord Responsibility

- **Brand New 25-Year Absolute NNN Sale-Leaseback** with Zero Landlord Obligations, Offering Reliable, Passive Income and Long-Term Stability from a High-Performing Tommy's Express Car Wash Location
- **10% Rent Increases Every Five (5) Years** Provide Built-In Income Growth and Protection Against Inflation
- **Six (6) Ten-Year Renewal Options** Offer Up to 80 Years of Potential Lease Term, Ensuring Long-Term Security and Investment Longevity
- **Attractive Sale-Leaseback Structure** With A **New 20-Year Lease** Commencing At Close Of Escrow, Providing Investors With A Secure, Long-Term Income Stream Backed by a High Net Worth Guarantor



Nationally Recognized Car Wash Brand | Established Multi-Unit Franchisee | Rapidly Expanding Express Model

- **Tommy's Express Car Wash, One of the Fastest-Growing Express Car Wash Brands in the U.S.**, Provides Investors the Stability of a Recognized National Brand with a Proven, Scalable Business Model

- **Founded in 2016, Tommy's Express Has Expanded to 190+ Locations Nationwide**, with Dozens More in Development, Demonstrating Strong Momentum and Consistent Performance
- Backed by a High Net Worth Guarantor, This Location Benefits from the Brand's State-of-the-Art Technology, Efficient Tunnel Design, and Subscription-Based Wash Model That Drives Recurring Revenue and High Customer Retention



INVESTMENT SUMMARY

Address:	GOOGLE MAPS 20328 Temescal Canyon Rd, Corona, CA 92881
Concept:	Tommy's Express Car Wash
Guarantor:	High Net Worth Guarantee; Inquire With Broker
Price:	\$6,260,870
Cap Rate:	5.75%
NOI:	\$360,000
Building Size (SF):	±4,000 SF
Lot Size (AC):	±1.38 Acres
Year Built:	2025

LEASE TERMS

Lease Commencement:	Close of Escrow
Lease Term Expiration:	25 Years From Close of Escrow
Term Remaining:	25 Years From Close of Escrow
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$30,000
Annual Base Rent:	\$360,000
Rental Increases:	10%/5-Years
Renewal Options:	6 x 10 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



\$6,260,870

LISTING PRICE

5.75%

CAP RATE

±25 YRS

LEASE TERM

\$360,000

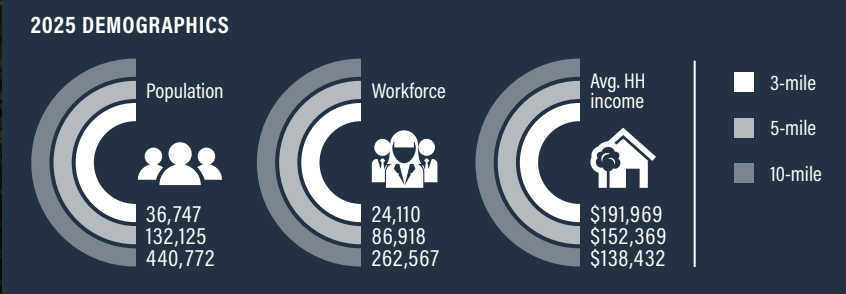
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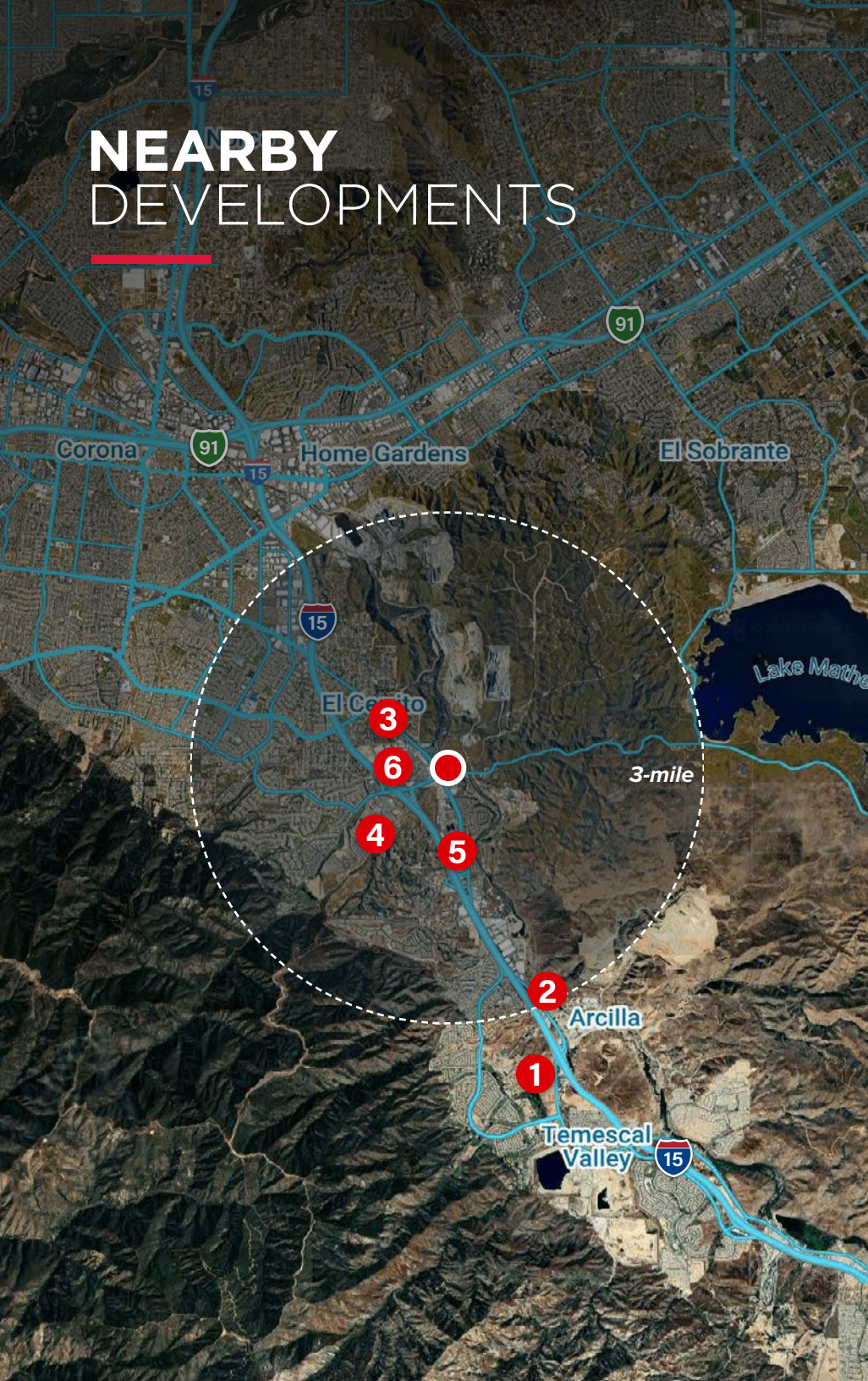
2025

YEAR BUILT





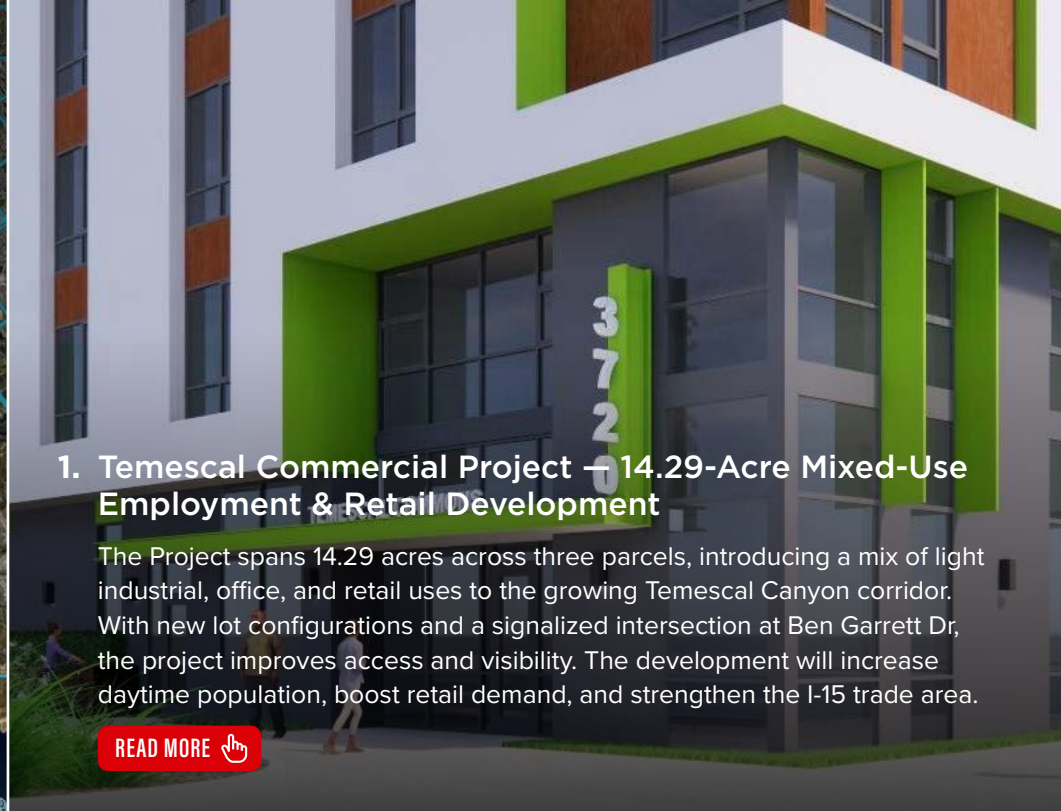
NEARBY DEVELOPMENTS



1. Temescal Commercial Project — 14.29-Acre Mixed-Use Employment & Retail Development

The Project spans 14.29 acres across three parcels, introducing a mix of light industrial, office, and retail uses to the growing Temescal Canyon corridor. With new lot configurations and a signalized intersection at Ben Garrett Dr, the project improves access and visibility. The development will increase daytime population, boost retail demand, and strengthen the I-15 trade area.

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2. Palisade Temescal Business Center — 202,000 SF Class-A Industrial Development

Located near the I-15/91 interchange, the Project is a planned ~202,000 SF Class-A industrial facility with 36' clear heights, 24 dock-high doors, and ESFR systems meeting premium Inland Empire specs. It's set to attract logistics, manufacturing, and e-commerce tenants, boosting employment, weekday traffic, and demand for nearby Temescal Canyon retail.

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3. Temescal Canyon Road Widening Project — Infrastructure Upgrade Improving Corridor Access

The Project adds new lanes, resurfacing, bike paths, and circulation upgrades along one of the corridor's busiest arterials. Designed to reduce congestion and improve access to nearby sites, the project is expected to increase traffic flow, tenant appeal, and long-term property values, further strengthening the area's competitiveness for retail, QSR, and service users.

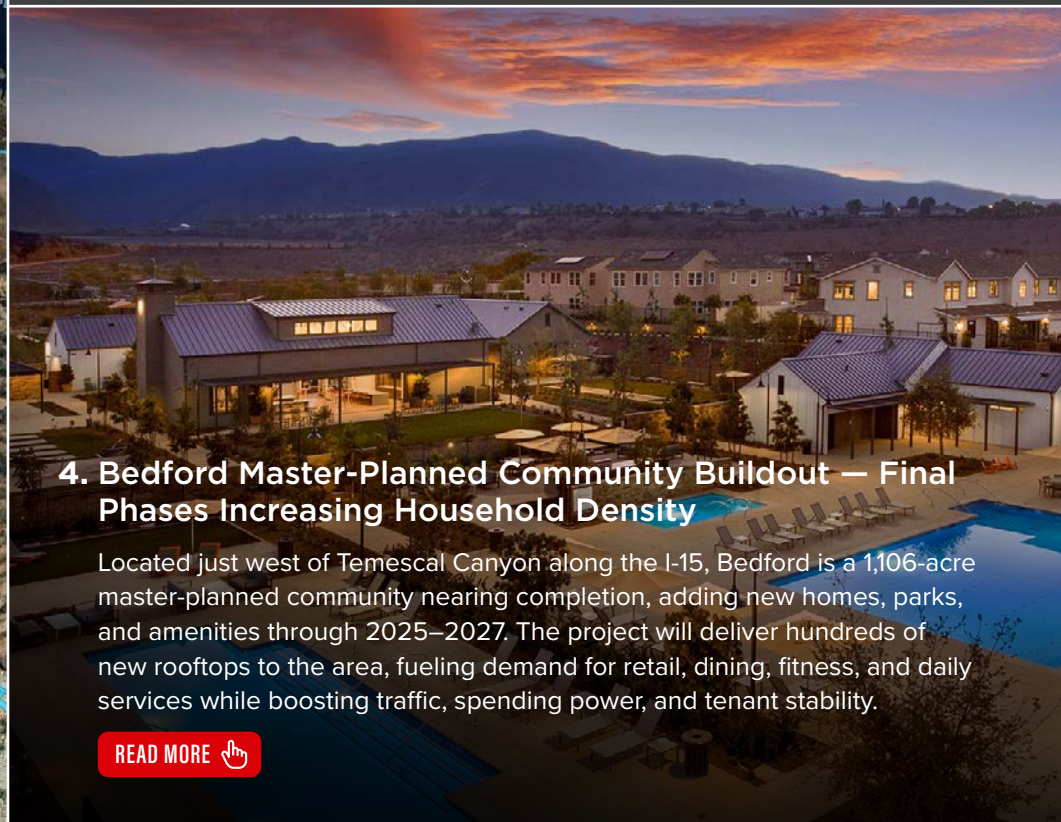
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4. Bedford Master-Planned Community Buildout — Final Phases Increasing Household Density

Located just west of Temescal Canyon along the I-15, Bedford is a 1,106-acre master-planned community nearing completion, adding new homes, parks, and amenities through 2025–2027. The project will deliver hundreds of new rooftops to the area, fueling demand for retail, dining, fitness, and daily services while boosting traffic, spending power, and tenant stability.

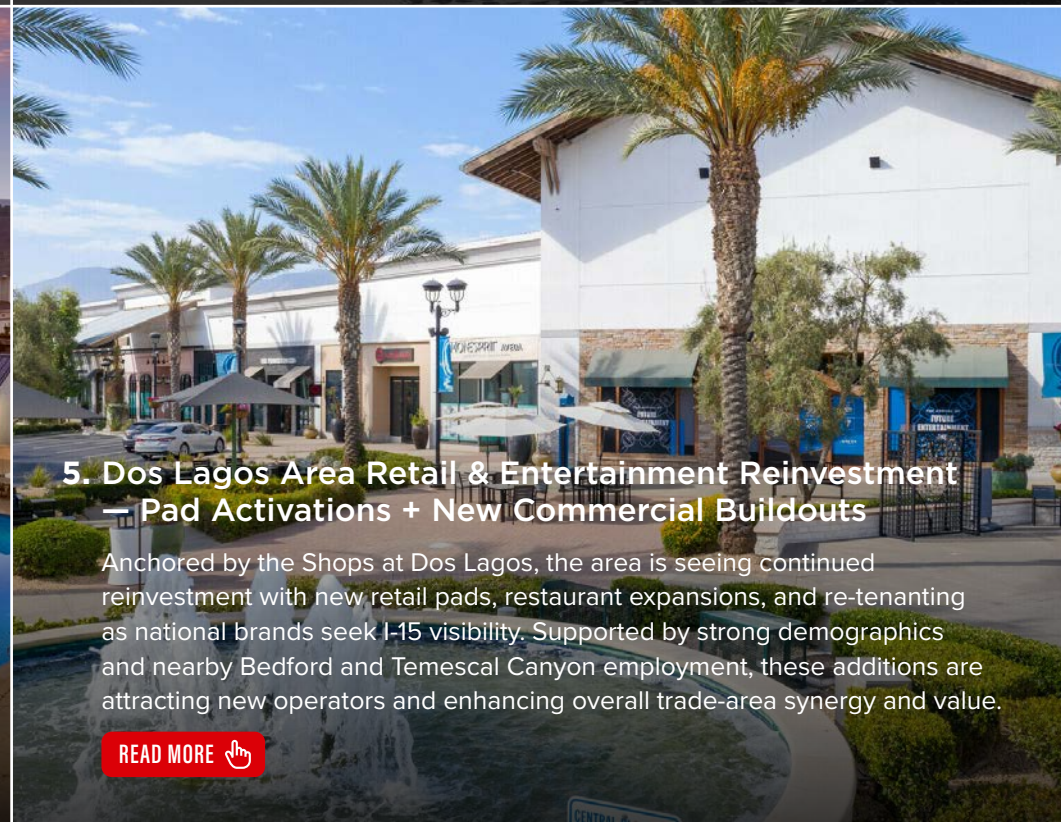
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5. Dos Lagos Area Retail & Entertainment Reinvestment — Pad Activations + New Commercial Buildouts

Anchored by the Shops at Dos Lagos, the area is seeing continued reinvestment with new retail pads, restaurant expansions, and re-tenanting as national brands seek I-15 visibility. Supported by strong demographics and nearby Bedford and Temescal Canyon employment, these additions are attracting new operators and enhancing overall trade-area synergy and value.

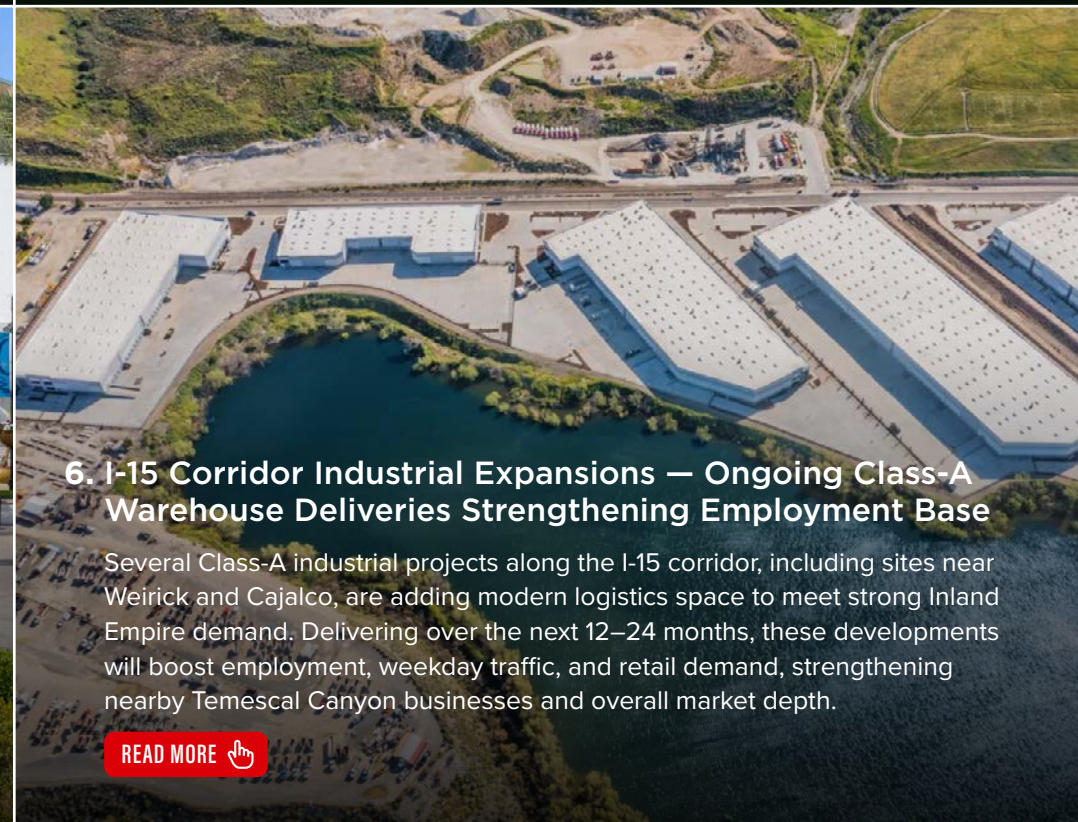
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6. I-15 Corridor Industrial Expansions — Ongoing Class-A Warehouse Deliveries Strengthening Employment Base

Several Class-A industrial projects along the I-15 corridor, including sites near Weirick and Cajalco, are adding modern logistics space to meet strong Inland Empire demand. Delivering over the next 12–24 months, these developments will boost employment, weekday traffic, and retail demand, strengthening nearby Temescal Canyon businesses and overall market depth.

[READ MORE](#)



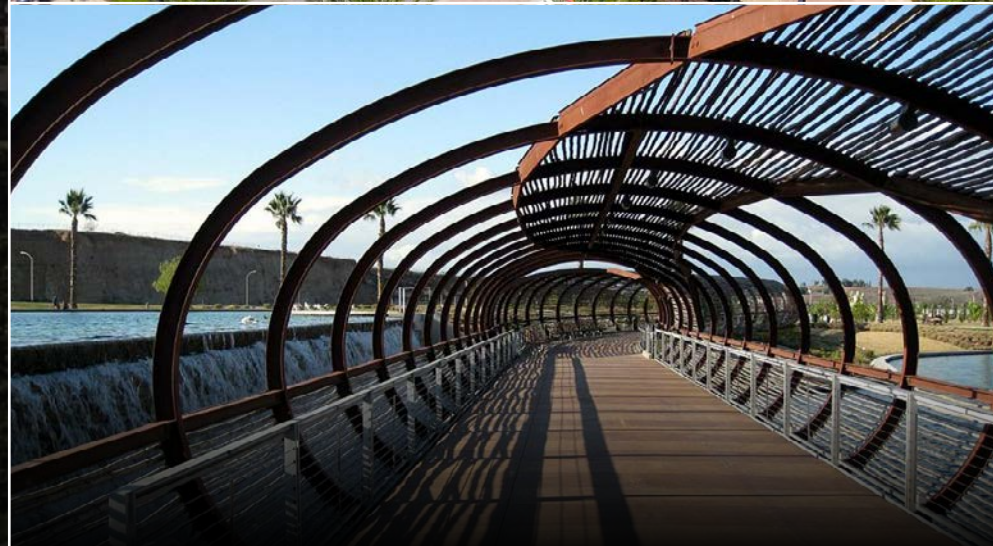
CITY OF CORONA

Nestled in western Riverside County, Corona, California is a thriving suburban community strategically positioned along the Interstate 15 corridor, offering seamless connectivity to Orange County, San Diego, and the Inland Empire's major employment hubs. Known as the "Gateway to the Inland Empire," Corona has experienced steady population and economic growth driven by its desirable residential neighborhoods, highly rated schools, and proximity to major transportation routes. The city's balance of suburban comfort and accessibility has made it a magnet for families and professionals seeking an affordable alternative to coastal markets while maintaining strong regional connectivity.

Corona's robust commercial landscape continues to expand, with a diverse mix of national retailers, service operators, logistics centers, and automotive-related businesses supporting a dynamic local economy. The city benefits from high daily traffic volumes along Temescal Canyon Road and I-15, drawing consistent consumer activity from surrounding communities such as Riverside, Norco, and Lake Elsinore. With a growing population exceeding 160,000 residents, ongoing residential development, and strong median household incomes, Corona remains one of Southern California's most active and resilient suburban markets—offering a prime environment for long-term retail and service-based operations like Tommy's Express Car Wash.

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
154,545	\$142,258	110,765

SOURCE: SITESUSA, 2025



RIVERSIDE CALIFORNIA

Located about 50 miles east of Los Angeles, Riverside, California serves as the economic, cultural, and educational hub of the Inland Empire. As the county seat of Riverside County, the city blends historic character with modern growth and innovation. Once known as the birthplace of California's citrus industry, Riverside has evolved into a vibrant urban center anchored by the University of California, Riverside (UCR), Riverside Community Hospital, and key government institutions. With more than 330,000 residents, it ranks among California's largest cities.

Riverside's economy thrives on a mix of education, healthcare, logistics, manufacturing, and government, with growing momentum in research and technology. Its strategic position near Interstates 215, 15, and 10, along with State Routes 60 and 91, makes it a vital hub for regional commerce and distribution. Major employers such as Kaiser Permanente, Bourns Inc., and the County of Riverside contribute to the city's stability, while continued investment in business parks and mixed-use development drives long-term growth across the region.



Best Places in America for Starting a Business
Inc. Magazine

Culturally, Riverside blends its historic downtown charm with modern amenities and a thriving arts scene. The Mission Inn Hotel & Spa, a National Historic Landmark, anchors a revitalized downtown filled with restaurants, boutiques, and entertainment venues. The city's commitment to quality of life is reflected in its abundant parks, scenic trails, and community events that celebrate its heritage and diversity. As part of the rapidly growing Inland Empire region, Riverside continues to attract residents and businesses seeking opportunity, affordability, and connectivity—making it a cornerstone market for both regional and national operators.

INLAND EMPIRE MSA



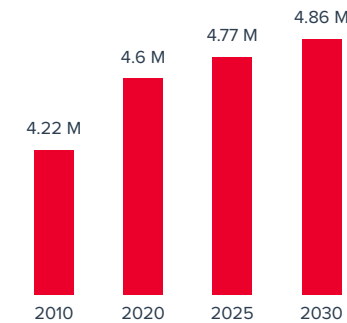
The Inland Empire Metropolitan Statistical Area (MSA)—anchored by Riverside and San Bernardino Counties—serves as one of the fastest-growing and most economically diverse regions in Southern California. Home to more than 4.7 million residents, the Inland Empire’s dynamic regional powerhouse fueled by logistics, healthcare, education, construction, and retail. Its strategic location between Los Angeles, Orange County, and San Diego positions it as a critical gateway for goods movement throughout the Western United States. Major employers such as Amazon, Kaiser Permanente, FedEx, Stater Bros., and the University of California, Riverside contribute to a balanced and resilient economic base that continues to attract both residents and investors.

The region enjoys exceptional transportation connectivity that supports one of the nation’s largest logistics and distribution networks. The Inland Empire’s modern industrial parks, intermodal facilities, and expanding freeway infrastructure have solidified its reputation as a logistics epicenter, housing millions of square feet of warehouse and e-commerce fulfillment space. Ongoing investment in mixed-use projects, retail centers, higher education, and healthcare facilities continues to enhance the region’s quality of life while strengthening its long-term economic outlook.



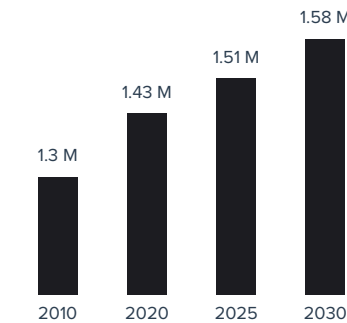
INLAND EMPIRE MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, INLAND EMPIRE



INLAND EMPIRE MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, INLAND EMPIRE



POPULATION
4.77M
within MSA

AVG. HH INCOME
\$122,131
within MSA

DAYTIME POPULATION
2.69M
within MSA

Culturally, the Inland Empire blends Southern California’s laid-back lifestyle with a growing sense of urban sophistication, offering a dynamic mix of arts, recreation, and entertainment. The region is home to destinations such as Downtown Riverside’s Mission Inn District, the Fox Performing Arts Center, and Ontario’s Toyota Arena, which hosts major concerts and sporting events. Annual attractions like the Riverside Festival of Lights, Route 66 Cruisin’ Reunion, and Temecula Valley Balloon & Wine Festival celebrate the area’s rich heritage while drawing visitors from across the state.

The region’s cultural fabric extends across a diverse network of distinct cities and communities, each with its own identity. Riverside anchors the arts and education scene with its historic architecture and university influence, while Redlands and Claremont offer charming downtowns lined with local shops, cafes, and galleries, and Palm Springs and the Coachella Valley host internationally recognized festivals and desert modernism architecture tours. Together, these communities embody the Inland Empire’s balance of tradition and innovation—where culture, creativity, and community pride continue to define one of California’s most dynamic and diverse regions.



With its affordable cost of living, expanding population, and strategic location, the Inland Empire continues to attract residents, employers, and investors seeking sustainable growth and a high quality of life. Supported by leading institutions such as the University of California, Riverside and Cal State San Bernardino, the Inland Empire fosters a skilled workforce and ongoing innovation. Combined with abundant parks, trails, and family-friendly amenities, the region stands as one of Southern California’s most dynamic and resilient centers for business, culture, and community.

TENANT PROFILE



Founded in 2016 and headquartered in Holland, Michigan, Tommy's Express Car Wash is one of the fastest-growing express car wash brands in the United States, recognized for its sleek architecture, advanced technology, and customer-centric service model. Built on more than 50 years of operational expertise from its parent company, Tommy Car Wash Systems, the brand has redefined the car wash experience through its subscription-based business model, innovative tunnel design, and fully automated service process designed for speed, efficiency, and consistency.

Tommy's Express locations feature state-of-the-art wash tunnels, license plate recognition, and app-based membership through the TommyClub loyalty program, offering customers unlimited washes and seamless convenience. The brand's commitment to sustainability—utilizing eco-friendly water reclamation systems and biodegradable cleaning solutions—underscores its dedication to responsible operations and modern innovation. Each location is designed to maximize throughput and deliver a consistent, high-quality wash experience that keeps customers returning week after week.

Today, Tommy's Express operates more than 266 locations nationwide, with dozens more in development across key markets. Its vertically integrated franchise model provides comprehensive support in design, construction, and operations, ensuring uniform quality and strong performance across all sites. With its combination of national recognition, operational excellence, and forward-thinking innovation, Tommy's Express continues to set the standard for the next generation of express car wash experiences and remains a leading choice for both consumers and investors alike.



IN THE NEWS



[FULL ARTICLE](#)

TOMMY'S EXPRESS CAR WASH ACCELERATES EXPANSION NATIONWIDE

November 12, 2025 | [Tommys-express.com](https://tommys-express.com)

Tommy's Express Car Wash is rapidly scaling its footprint, consistently opening new locations across the U.S. and now internationally. For example, in February 2025 the brand announced seven new sites opened in one week, raising the system total to over 266 locations. In 2023 alone the company launched 47 U.S. washes, hit a network size of 183 locations, and even broke ground in France—underscoring its global ambitions. Most recently, Tommy's opened its first Canadian site in Brampton...

TOMMY'S EXPRESS LAUNCHES ON-SITE DAYCARE TO SUPPORT WORKING PARENTS

October 28, 2025 | [FOX17](#)

Tommy's Express, headquartered in Holland, has opened Tiny T's Daycare at its campus to provide on-site childcare for employees and community members, addressing a growing need for working families in the area. "Tommy Car Wash Systems is our equipment side, and then Tommy's Express is our franchise," said Lexy De La O, campus development coordinator. "At our headquarters building, we have about 450 team members." Tiny T's Daycare, co-owned by sisters Lexy and Mikah...



[FULL ARTICLE](#)

2024 REVENUE **\$312M** | LOCATIONS **266+** | EMPLOYEES **880+** | FOUNDED **2016**

EXCLUSIVELY LISTED BY

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Activity ID: ZAG1050480